

**12002 Southwest Fwy**  
Stafford, Texas 77477

**AVAILABLE**



**Farid Chatur**

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Contact us for more information





# Property Highlights

**12002 SOUTHWEST FWY  
Stafford, Texas. 77477**

- **153,583 square-foot facility situated on 8.81 acres with 6 loading docks, 5 grade-level doors, and ample parking.**
- **Seven minutes away from Sugar Land, which was ranked in the top 10 fastest-growing cities in the US for 2022.**
- **Excellent highway visibility along Interstate 69 with traffic counts in excess of 200,000 vehicles per day.**
- **An average household income of \$73,799 contributes to \$4.2 billion in annual consumer spending within a five-mile radius.**
- **The population within a five-mile radius is projected to expand by nearly 10% within the next five years.**





# Demographics

	1 MILE	3 MILES	15 MIN. DRIVE
POPULATION	13,419	148,342	920,250
HOUSEHOLDS	4,897	49,799	329,208
MEDIAN AGE	36.10	34.90	36.40
MEDIAN HH INCOME	\$56,159	\$48,299	\$57,885
DAYTIME EMPLOYEES	16,583	86,048	465,023
POPULATION GROWTH '22 - '27	↑10.63%	↑7.41%	↑1.44%
HOUSEHOLD GROWTH '22 - '27	↑11.23%	↑7.54%	↑1.17%

# Traffic Counts

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
Dorrance Ln	Frontage Rd SE	1,851	2022	0.10 mi
Southwest Fwy	Dorrance Ln SW	207,861	2022	0.15 mi
Southwest freeway	Dorrance Ln SW	199,670	2020	0.18 mi
Hov US 59	Murphy Rd NE	205,525	2022	0.20 mi
Southwest Fwy...H	Murphy Rd NE	186,784	2020	0.23 mi
Brighton Lane	-	540	2022	0.26 mi
W AirPort Blvd	Frontage Rd SE	33,807	2022	0.27 mi
W AirPort Blvd	Frontage Rd NW	20,049	2018	0.34 mi
Southwest Fwy	W AirPort Blvd NE	184,106	2018	0.34 mi
Wilcrest Dr	Southwest Fwy SE	24,227	2022	0.42 mi





# MAIN WAREHOUSE





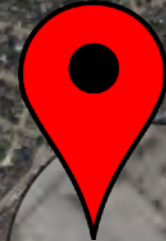
# WAREHOUSE





# AERIAL VIEW

SUBJECT PROPERTY





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